163.0	0001	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 871,000 / 871,000
					USE VALUE: 871,000 / 871,000
					ASSESSED: 871,000 / 871,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAVALLE DAVID &
Owner 2:	DOLINAR-LAVALLE VLASTA
Owner 3:	
Street 1:	32 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROSENFELD MARY B -
Owner 2:	-
Street 1:	32 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1898, having primarily Clapboard Exterior and 3192 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7200.000	425,100	700	445,200	871,000
Total Card	0.165	425,100	700	445,200	871,000
Total Parcel	0.165	425,100	700	445,200	871,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 272.87 | /Parcel: 272.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 108305

GIS Ref

GIS Ref

Insp Date 06/01/18

!12676!

PREVIOUS ASSESSMENT

Parcel ID 163.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	425,100	700	7,200.	445,200	871,000	871,000	Year End Roll	12/18/2019
2019	101	FV	318,800	700	7,200.	445,200	764,700	764,700	Year End Roll	1/3/2019
2018	101	FV	290,400	0	7,200.	394,300	684,700	684,700	Year End Roll	12/20/2017
2017	101	FV	290,400	0	7,200.	330,700	621,100	621,100	Year End Roll	1/3/2017
2016	101	FV	290,400	0	7,200.	330,700	621,100	621,100	Year End	1/4/2016
2015	101	FV	273,900	0	7,200.	286,200	560,100	560,100	Year End Roll	12/11/2014
2014	101	FV	200,700	0	7,200.	276,700	477,400	477,400	Year End Roll	12/16/2013
2013	101	FV	200,700	0	7,200.	263,300	464,000	464,000		12/13/2012

PRINT

Date	Time
12/11/20	02:44:43

LAST REV

Date	Time
07/28/20	10:03:43
danam	
12676	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSENFELD MARY	62735-488		10/3/2013	Change>Sale	656,000	No	No		
ROSENFELD JON P	24328-415		3/4/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	108305
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	448	Wood Dec	12,425	C				
2/22/2019	217	Add Bath	3,100	C				
3/30/2016	353	Re-Roof	8,000					reroof
4/30/2014	410	Redo Bas	33,300					

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	MEAS&NOTICE	BS	Barbara S
6/16/2014	Info Fm Prmt	PC	PHIL C
12/15/2008	Meas/Inspect	294	PATRIOT
7/27/2000	Inspected	276	PATRIOT
12/2/1999	Measured	267	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	70.	0.88	8									445,198						445,200	

Total AC/HA: 0.16529 | Total SF/SM: 7200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 445,198 | Spl Credit | Total: 445,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14342105
Const Adj.:	1.00389969
Adj $ / SQ:	143.485
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	522209
Depreciation:	97131
Depreciated Total:	425078

COMMENTS

RECHK COND. 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

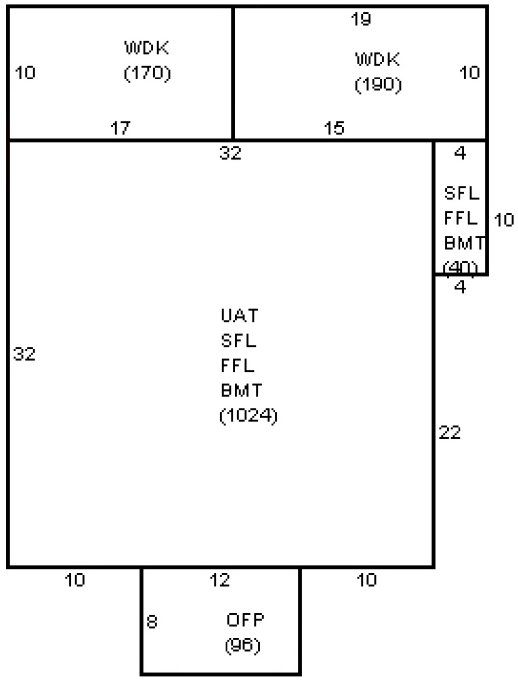
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	143.49
Special Features:	0	Val/Su Net:	108.89
Final Total:	425100	Val/Su SzAd	199.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,064	94.700	100,761
FFL	First Floor	1,064	143.490	152,668
SFL	Second Floor	1,064	143.490	152,668
WDK	Deck	360	8.810	3,172
UAT	Upper Attic	256	57.390	14,693
OFP	Open Porch	96	33.820	3,247

Net Sketched Area:	3,904			Total:	427,209
Size Ad	2128	Gross Are	4672	FinArea	3192

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

163.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2015	0.00	T	3.2	101						
19	Patio	D	Y	1	8X19	A	AV	2009	4.72	T	8	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700